Davidson County DEEDWARR
Recvd: 08/29/07 12:21 2 pgs
Fees:13.00 Taxes:303.40
20070829-0103699

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ralph M. Edwards	NEW OWNER	Parcel ID:
6201 Laredo Avenue		09105012000 ;09105012100;
Nashville, TN 37209		and 09105014000

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James Roberts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ralph M. Edwards and wife, Velma E. Edwards

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot Number 23 and the two parcels adjoining Lot Number 23 and Lot Number 38 and more fully described according to a plat of the Moss Wood Subdivision of record in Book 2663, Page 102 of the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot Number 23; thence in a southwesterly direction along the southerly margin of Laredo Avenue to the common boundary with Lot Number 24; thence in a southerly direction, the boundary line of Lots Numbers 23, 24, 140 feet to the common corner of Lots 23, 24; thence in a westerly direction 4.35 feet to the common boundary of Lot 38 and Reserve parcel; thence in a southerly direction along the boundary line of Lot Number 38, 140 feet to Laramie Avenue; thence in a northeasterly direction 159.8 feet to a concrete monument in the easterly boundary line of the subdivision; thence in a northeasterly direction 100.53 feet to a monument; thence in a westerly direction along the boundary of the subdivision 66 feet to the margin of Lot Number 23 and the boundary of the subdivision; thence with the common boundary of Lot Number 23 and the subdivision 21.28 feet to the southeast margin of Laredo Avenue; thence along the southerly margin of Laredo Avenue, 60 feet to the point of beginning.

Being the same property conveyed to James Roberts by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument 20070726-0088865, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2861, Page 35, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 102, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6201 Laredo Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of August, 2007.

James Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2007.

My Commission Expires: 11-14-09

Notary Public

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.